



## Central Marlborough Location

Guide Price £325,000

Winkworth

## ALEXANDRA TERRACE, BLOWHORN STREET, SN8 1DA



For sale with no onward chain, this delightful three double bedroom period home in central Marlborough offers a wealth of space and character features.

From the moment you walk up the garden path you notice the charming period details of the property, from the brick detail surrounding the bay window, to the arch around the porch.

You enter into the hall which leads through into the dining room and the lounge. The lounge is to the front of the property and has a large bay window which lets in lots of natural light and an open fire with beautiful surround. The dining room is a great size and again has an open fire and also a built-in dresser cupboard with pine doors. The dining room leads through to the kitchen which has fitted cupboards and a large pantry cupboard, and space for a washing machine and fridge. At the rear of the property is a family room that has doors leading out to the rear terrace which could equally be used as a fourth bedroom, a cloakroom and a side door.

Upstairs you will find three double bedrooms all featuring pretty character fireplaces. The main bedroom is a large double and has two large windows that take in the views across Marlborough and across to the Savernake Forest. The family bathroom has a bath with shower over, toilet and basin.

At the front of this home is a front garden area that is enclosed with mature hedging to the sides and a wall and garden gate at the front. At the rear of the house is an enclosed patio terrace area.



This home is within walking distance of Marlborough High Street.

At a Glance:

- Three Double Bedrooms
- Three Reception Rooms
- Character Fireplaces
- Fitted Kitchen
- WC
- Rear Terrace Patio
- Front Garden

**SERVICES:** Mains water and drainage, electricity and gas central heating.

EPC: D

Council Tax Band: C

## LOCATION

Surrounded by beautiful countryside, Marlborough is a special market town in the heart of Wiltshire which enjoys a cafe culture and vibrant High Street. There is a Waitrose supermarket and Rick Stein restaurant with coffee shops and a good mix of national brands and independent retailers. It enjoys regular markets in the High Street which is one of the widest in the UK and there are a variety of culture and social events such as music, art and literature festivals. A recent addition to the town is the parade cinema. The town features a literary festival and the well-known Marlborough College Summer School. The surrounding countryside includes the Savernake Forest and West Woods at Lockeridge and provides for a multitude of outdoor sports and hobbies. Marlborough has excellent schooling with St Johns Academy close by and is also home to the renowned private school Marlborough College. There are two golf courses nearby, a tennis club, leisure centre and gyms in town with shooting, fishing and flying within easy distance. Racing at Newbury.

In the area there are two train stations with services to London (Paddington 65mins) at Great Bedwyn and Pewsey. The M4 J15 is about 10 mins drive away.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



Approximate Area = 102.3 sq m / 1101 sq ft  
Including Limited Use Area (0.3 sq m / 3 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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